



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00645

Date Received: 5 SEP 2013

Commission/Civic: NORTHMAN CC

Existing Zoning: _____

Application Accepted by: JA

Fee: \$1900

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Special Permit

Indicate what the proposal is and list applicable code sections.

REFER TO THE ATTACHED SHEET NO. 1

LOCATION

1. Certified Address Number and Street Name 1048 MORSE ROAD

City COLUMBUS

State OHIO

Zip 43229

Parcel Number (only one required) 010-032810-90

APPLICANT: (IF DIFFERENT FROM OWNER)

Name OWNER

Address _____

City/State _____

Zip _____

Phone # _____

Fax # _____

Email _____

PROPERTY OWNER(S):

Name THE APOSTOLIC CHURCH INTERNATIONAL, USA, COLUMBUS, OHIO ASSEMBLY, IN

Address 3375 REFUGEE ROAD

City/State COLUMBUS, OH

Zip 43232

Phone # 614.844.4277

Fax # NONE

Email NONE

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name ISAAC ANNOR, TRUSTEE

Address 5381 BLANCHARD DR.

City/State CANAL WINCHESTER, OH

Zip 43110

Phone # 973.698.3316

Fax # NONE

Email: j-aker1@yahoo.com

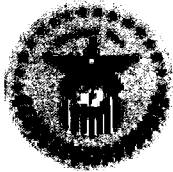
SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00645

1048 MORSE ROAD

One Stop Shop Zoning Report Date: Thu Sep 26 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1048 MORSE RD COLUMBUS, OH

Mailing Address: 3375 REFUGEE RD
COLUMBUS OH 43232

Owner: APOSTOLIC CHURCH ET AL

Parcel Number: 010032810

ZONING INFORMATION

Zoning: Z67-089, Commercial, C4
effective 12/27/1967, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: MORSE ROAD RCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

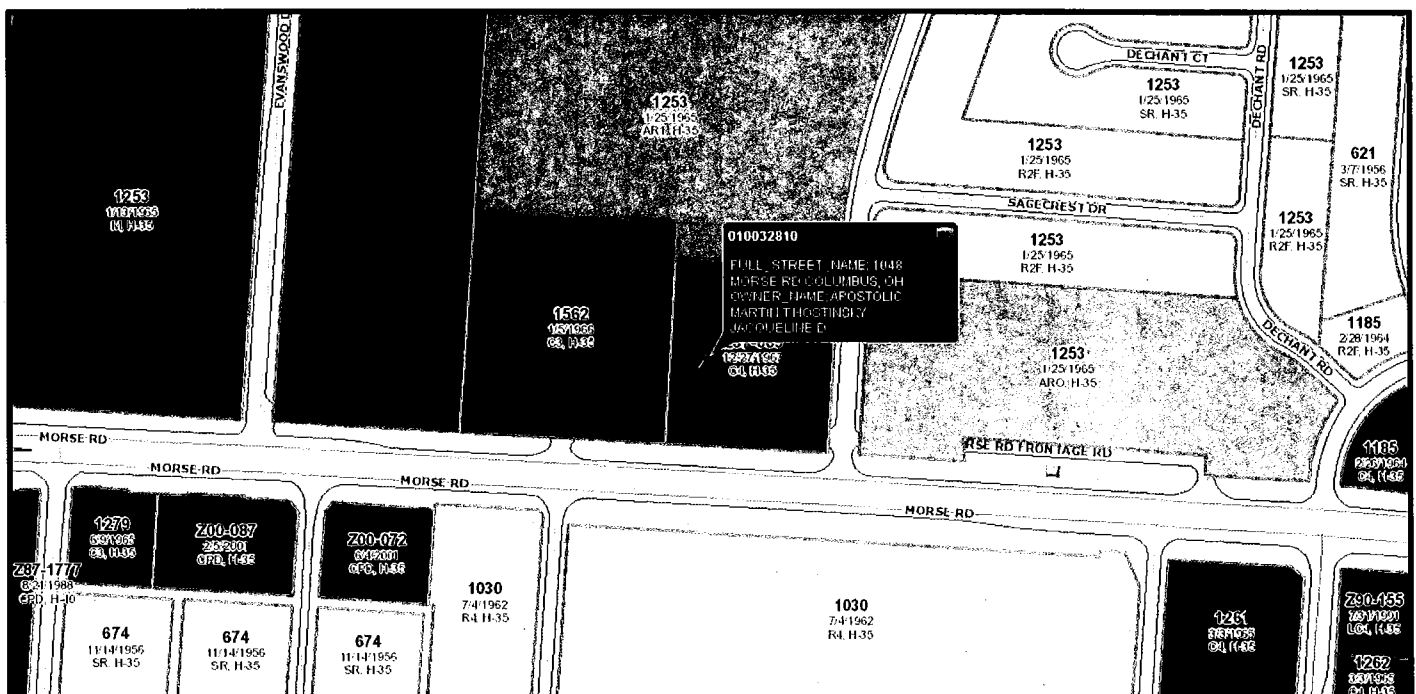
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

13310-00000-00645

1048 MORSE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ISAAC ANNOR, TRUSTEE
of (1) MAILING ADDRESS 5301 BLANCHARD DR., CANAL WINCHESTER, OHIO 43110
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

THE APOSTOLIC CHURCH INTERNATIONAL,
(4) USA, COLUMBUS, OHIO ASSEMBLY, INC.
3375 REFUGEE ROAD
COLUMBUS, OHIO 43232

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

THE APOSTOLIC CHURCH INTERNATIONAL
614.844.4277

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) THE NORTHLAND COMMUNITY COUNCIL
P.O. BOX 297836
COLUMBUS, OHIO 43229
DAVE PAUL 614.325.8217

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
1. GRAY GABLES REALTY, LLC	980-018 MORSE RD.	2555 BRICE RD, REYNOLDSBURG, OH 43068
2. KINGSHILL APARTMENTS, LLC	4797 KINGSHILL DR.	2300 CORPORATE CIRCLE #400, HENDERSON, NV 89074
3. BREEZE, INC.	1070 MORSE RD.	2250 E. DEVON AVE. STE 239, DES PLAINES, IL. 60018
4. DAMSEN PROPERTIES, LLC	4615-645 EMSILE DR.	7710 OLENTANGY RIVER RD, COLUMBUS, OHIO 43235

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of September, in the year 2013

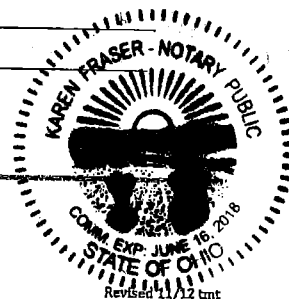
SIGNATURE OF NOTARY PUBLIC

My Commission Expires: June 16, 2018

(8) Karen Fraser
Karen Fraser

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

13310-00000-00645
1048 MORSE ROAD

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

1. MAIN WORSHIP SERVICE: SUNDAY MORNING.
2. HARDSHIP IS LACK OF PARKING ON SUNDAY MORNING.
3. THE PREVIOUS RESTUARANT WAS SHORT ON ONSITE PARKING SPACES. REQUIRED 136 SPACES WITH ONLY 56 SPACES ON SITE. REFER TO THE ATTACHED SHEET #1 FOR PARKING CALCULATION. REQUIRED FOR THE CHURCH, 94 SPACES, THERE ARE 50 SPACES ON SITE. THIS WILL REQUIRE 38 SPACES ON ADJACENT PROPERTIES. THE ADJACENT PARKING LOTS AND THE CHURCH PARKING LOTS FLOW TOGETHER.
4. TO MAXIMIZE PARKING ON SITE, (10) SPACE ARE ACCESSED FROM MANEUVERING LANES ON ADJACENT PROPERTY AND FROM THE ACCESS ROAD SOUTH OF THE PROPERTY.
5. NOT A CONVIENT SITE FOR BICYCLE TRAFFIC.

Signature of Applicant _____

Date _____

09/4/2013

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

ATTACHED SHEET #1

SEPTEMBER 5, 2013

13310-00000-00645

1048 MORSE ROAD

THE APOSTOLIC CHURCH INTERNATIONAL, USA

1048 MORSE ROAD

COLUMBUS, OHIO 43229

INDICATE WHAT THE PROPOSAL IS AND LIST APPLICABLE CODE SECTIONS. STATE WHAT IT IS YOU ARE REQUESTING.

1. REQUEST TO REDUCE THE ON SITE REQUIRED PARKING FROM 101 SPACES TO 63 SPACES,
(63 ON SITE PARKING SPACE)
CODE SECTION 3312.49 C

THERE ARE 56 PARKING SPACES ON THE SOUTH SIDE OF HORIZON SCIENCE ACADEMY. THIS LOT IS ADEQUATE TO COVER THE 38 PARKING SPACES NEEDED OFF-SITE TO PROVIDE THE REQUIRED 101 SPACES. HORIZON SCIENCE ACADEMY USES THE FRONT PARKING SPACES OF THE CHURCH ON SCHOOL DAYS WHEN PARENTS COME TO PICK-UP THEIR CHILDREN.

REFER TO THE ATTACHED LETTER FROM HORIZON SCIENCE ACADEMY ALLOWING THE CHURCH TO USE THE HORIZON SCIENCE ACADEMY PARKING ON SUNDAY.

ADDITIONAL PARKING IS LOCATED TO THE WEST OF THE CHURCH PARKING IN FRONT OF THE "THE TILE SHOP".

PARKING CALCULATION:

PREVIOUS USE: EATING ESTABLISHMENT WITHOUT PICKUP UNIT
OR > 5000 S.F. - (1) SPACE FOR 75 S.F.

TOTAL GROSS FIRST FLOOR S.F. = 10,154 S.F. ÷ 75 S.F./SP. = 136 SPACES
(EXISTING BASEMENT UNOCCUPIED)

CHANGE OF USE FROM A-2 RESTURANT TO A-3 RELIGIOUS:

- A. (1) SPACE FOR EACH 30 S.F. OF SANCTUARY
 $4,530 \text{ S.F.} \div 30 \text{ S.F./SP.} = 151 \text{ SPACES}$
- B. (1) SPACE FOR EACH 250 S.F. OF NON-ASSEMBLY SPACE
 $10,154 \text{ S.F.} - 4,530 \text{ S.F.} = 5,624 \text{ S.F.} \div 250 \text{ S.F./SP.} = 23 \text{ SPACES}$
- C. TOTAL SPACES 151 SP. + 23 SP. = 174 SPACES

PER SECTION 3312.03 c

A

RELIGIOUS OF 174 SPACES – RESTAURANT OF 136 SPACES = 38 SPACES

EXISTING SPACES 63 SP. + 38 SP. = 101 SPACES REQUIRED

2. REQUEST TO REDUCE THE BICYCLE PARKING SPACES FORM (6) SPACES TO (0) SPACES.
CODE SECTION 3312.49 B

BICYCLE SPACE CALCULATION:

101 VEHICLE SPACES ÷ 20 VEHICLE SPACES PER BICYCLE SPACE = 6 BICYCLE SPACES

3. REQUEST TO ALLOW ACCESS TO (10) ONSITE PARKING SPACE FROM MANEUVERING LANES ON ADJACENT PROPERTIES AND FROM THE ACCESS ROAD ALONG MORSE ROAD. (3) SPACES ON THE NORTH SIDE OF THE BUILDING AND (7) SPACES AT THE PROPERTY LINE ON THE SOUTH SIDE ALONG THE MORSE ROAD ACCESS ROAD.

THE PARKING LOTS ON THE NORTH AND SOUTH OF THE SUBJECT PROPERTY AND ADJACENT PROPERTIES, FLOW TOGETHER. ALSO, THE DRIVES BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT PROPERTIES TO THE EAST AND WEST AREA SHARED DRIVEWAYS REFER TO THE SITE PLAN SHEET A1.1 DATED 9.5.13.

THE (10) SPACES ARE EXISTING. WITHOUT THIS VARIANCE, ONSITE PARKING WILL BE REDUCED TO (53) SPACES.

CODE SECTION 3312.25

13310-00000-00645
1048 MORSE ROAD

The School
of
Excellence



COLUMBUS High School



September 3, 2013

13310-00000-00645
1048 MORSE ROAD

To Whom It May Concern:

I, Onder Sechen Director of Horizon High School, am writing this letter on behalf of our school, located at 1070 Morse Road, Columbus, Ohio, 43229.

We are giving The Apostolic Church International, Columbus, Ohio Assembly permission to use our parking lots. They have full access to the lots located in the front as well as in the rear of the school. Lot usage is permitted for Sundays and other days as needed, as long as hours do not interfere with school hours.

Horizon High School is not responsible for any lost, stolen, or damaged property. Any vehicles left in the lots without prior consent may be subject to tow the next day.

If you have any questions, you may feel free to contact our front office at 614-846-7616.

Thank you,

Onder Sechen

Director

Horizon Science Academy High

1070 Morse Road

Columbus, Oh 43229

1070 Morse Rd.
Columbus OH, 43229

hs.horizoncolumbus.org



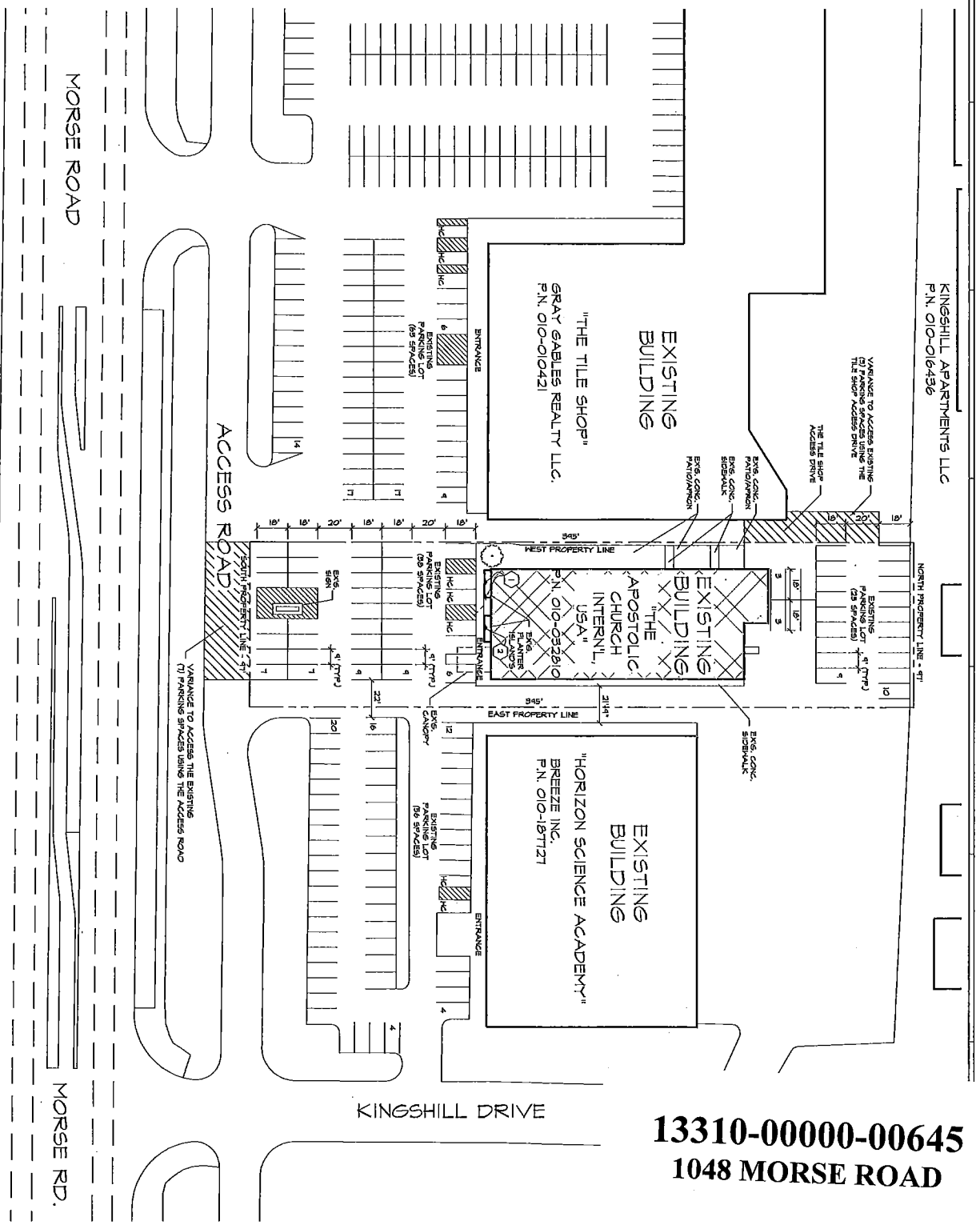
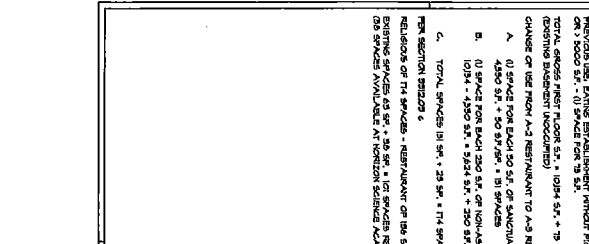
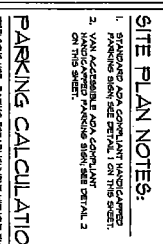
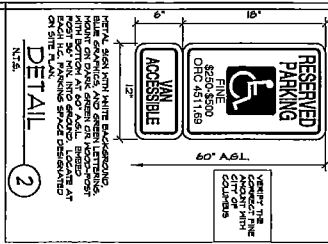
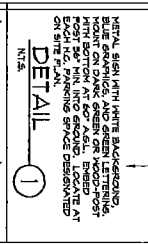
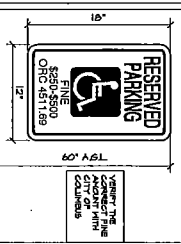
(614) 846 7616



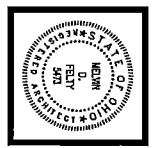
(614) 846 7696



info@horizoncolumbus.org



13310-00000-00645
1048 MORSE ROAD



EXISTING BUILDING ALTERATIONS FOR:
THE APOSTOLIC CHURCH INTERNATIONAL, USA
 1048 MORSE ROAD
 COLUMBUS, OHIO

NO.	DATE	REVISIONS
1	9.5.2013	

121546
A.1.1



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. If provided.

APPLICATION #

13310-00000-00645

1048 MORSE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ISAAC ANNOR, TRUSTEE
of (COMPLETE ADDRESS) 5301 BLANCHARD DR., CANAL WINCHESTER, OHIO 43110
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

THE APOSTOLIC CHURCH INTERNATIONAL, USA, COLUMBUS, OHIO

ASSEMBLY, INCORPORATED

3375 REFUGEE ROAD

COLUMBUS, OHIO 43232

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Karen Fraser Karen Fraser

My Commission Expires:

June, 16, 2018

Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer